



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 7, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
ADOPT AND ADVERTISE
SPECS 5364; C.P. 86471
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

1. Find that the project is categorically exempt under the California Environmental Quality Act Guidelines in accordance with Article 19, Sections 15301 (a), (c), (d), (e), and (l), 15302 (c), 15303 (d), and 15304 (a) and (b); and under Class 1 (d), (e), (h), (i), and (s), Class 2 (a), Class 3 (l), and Class 4 (a) of the County of Los Angeles Environmental Document Reporting Procedures Guidelines adopted by your Board on November 17, 1987.
2. Adopt plans and specifications for the Will Rogers State Beach General Improvement project at an estimated construction cost of \$7,524,240 funded by the General Fund and the Safe Neighborhood Parks Propositions of 1992 and 1996, and instruct the Executive Officer to advertise for bids to be received and opened on August 23, 2005, according to the Instruction Sheet for Publishing Legal Advertisements (Enclosure B).
3. Authorize the Acting Director of Public Works to execute a consultant services agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$6,100 funded by existing project funds.

4. Approve the enclosed Youth Employment Plan (Enclosure C).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to obtain bids for the construction of the Will Rogers State Beach General Improvement project.

The project consists of replacing four restrooms, a concession building, and entry kiosk; refurbishing five parking lots; reconstructing the main entrance at Temescal Canyon Road and a lifeguard substation; and upgrading the lifeguard headquarters, utilities, signage, and landscaping.

The proposed consultant services agreement requires the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification, which is critical to successfully managing construction activities by both the contractor and the County. Bid specifications provide that if the apparent lowest responsible bidder fails to complete an acceptable schedule, the Acting Director may return to your Board to recommend that the bidder be determined nonresponsible and recommend awarding the construction contract to the next lowest responsible bidder, contingent on the bidder completing a baseline schedule that conforms to the County's specifications.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the proposed capital improvements will replace deteriorated facilities, increase public safety, expand recreational opportunities, improve the quality of stormwater runoff into the Santa Monica Bay, and enhance public beach access and quality of life.

FISCAL IMPACT/FINANCING

Your Board previously approved a base construction budget of \$4,943,260. The total project cost previously approved by your Board, including plans and specifications, plan check, construction, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services, was estimated at \$6,941,000.

In light of the rising construction costs currently being experienced throughout the construction industry, Public Works obtained an independent cost estimate that predicted a construction cost of \$7,524,240. This would increase the overall estimated

project budget to \$9,917,000, including associated soft costs for design, consultant, and County services.

Project funding in the amount of \$5,666,000 from the Safe Neighborhood Parks Propositions of 1992 and 1996 and \$4,751,000 of net County cost has been included in the Fiscal Year 2005-06 Capital Project/Refurbishment Budget. The available funds that have been identified in excess of the currently estimated project cost will be managed as project contingency until a construction contract has been awarded.

However, based on the volatility of the current construction market, and the potential for increased project costs beyond the available funding, we are recommending that your Board proceed with obtaining bids for construction and defer any adjustments to the project budget until the bid process has been completed. At that time, we will return to your Board with final recommendations regarding the project scope, funding, and contract award.

The project schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact

Following completion of the project, scheduled for January 2007, Beaches and Harbors anticipates an estimated one-time cost of approximately \$30,000 to provide equipment, furnishings, and supplies for the new concession building and no additional operational costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project schedule has been extended to address comments from the California Coastal Commission and local jurisdictional agencies, and to identify additional funding sources for the project based on the independent cost estimate. In addition, the construction schedule has been extended by approximately five months based on the work experience at Dockweiler Beach involving a multi-phased construction plan at multiple sites.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

Due to the nature of the project, the work does not provide significant opportunity for at-risk youth employment, and construction will be performed by skilled employees of the general contractor and its subcontractors. However, the plans and specifications encourage the contractor to employ at-risk youth on the project. The Youth Employment Plan is detailed in Enclosure C.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the California Environmental Quality Act Guidelines in accordance with Article 19, Sections 15301 (a), (c), (d), (e), and (l), 15302 (c), 15303 (d), and 15304 (a) and (b); and under Class 1 (d), (e), (h), (i), and (s), Class 2 (a), Class 3 (l), and Class 4 (a) of the County of Los Angeles Environmental Document Reporting Procedures Guidelines adopted by your Board on November 17, 1987, as the project involves replacing, renovating, and minor expansion of existing structures, including landscape improvements and limited grading, that involves negligible or no expansion of use.

CONTRACTING PROCESS

On January 5, 1999, your Board awarded an agreement for architectural/engineering services to Gruen Associates for a not-to-exceed fee of \$657,019. Since that time,

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Public Works has executed two supplemental agreements under delegated authority for \$60,184, and your Board awarded one supplemental agreement for \$39,920 for additional design services, increasing the total contract value to \$757,123.

Advertising for bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B). Following receipt of bids, scheduled for August 23, 2005, we will return to your Board for construction contract award.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" website.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

During construction, scheduled to begin in November 2005, there will be certain beach use limitations. In order to reduce adverse impacts to the public, the construction will be phased and scheduled to maintain a substantial level of service and access to the beach. Temporary facilities for public use will be provided during construction.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

STAN WISNIEWSKI
Director of Beaches and Harbors

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Enc. 3

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action (Ozie Smith)

July 7, 2005

ENCLOSURE A

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
ADOPT AND ADVERTISE
SPECS. 5364; C.P. 86471**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	01/05/99*	
Execute Design Contract	04/10/00*	
Schematic Design	01/09/01*	
Design Development	04/10/01*	
Construction Documents	08/01/03*	
Jurisdictional Approvals	09/30/04*	
Construction Contract Award	07/15/03	10/18/05
Construction Start	08/11/03	11/16/05
Substantial Completion	04/22/04	01/09/07
Final Acceptance	06/21/04	03/08/07

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Independent Cost Estimate
Plans and Specifications		
Basic Design Services	\$ 445,360	\$ 445,360
Construction Administration	97,491	97,491
Consultant Services	193,367	193,367
Additional Reimbursable Services	20,905	20,905
Total Plans and Specifications	\$ 757,123	\$ 757,123
Concession Building Interior Design	\$ 0	\$ 53,559
Plan Check	\$ 32,362	\$ 39,012
Construction Contract	\$ 4,943,260	\$ 7,524,240
Change Order Contingency	494,326	752,424
Utility Connection Fees	0	65,000
Total Construction	\$ 5,437,586	\$ 8,341,664
Equipment	\$ 43,000	\$ 43,000
Other Consultant Services	\$ 81,348	\$ 92,082
Contingency	\$ 88,744	\$ 0
Miscellaneous Expenditures	\$ 15,500	\$ 11,000
County Services	\$ 485,337	\$ 579,560
TOTAL	\$ 6,941,000	\$ 9,917,000

July 7, 2005

ENCLOSURE B

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
ADOPT AND ADVERTISE
SPECS. 5364; C.P. 86471**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, Eighth Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC FEE</u>	<u>DATE OF BID OPENING</u>
3	5364	Will Rogers State Beach General Improvement Project 15100 Pacific Coast Highway Los Angeles, CA 90272	\$50	08/23/05

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, Mezzanine Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call Mr. Ron Beal of Architectural Engineering Division at (626) 458-2587. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in Conference Room D, First Floor, at 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an A or B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en Español, por favor llame al telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



Con 72 horas de notificación, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated July 19, 2005.

Specs. 5364

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

July 7, 2005

ENCLOSURE C

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
ADOPT AND ADVERTISE
SPECS. 5364; C.P. 86471
YOUTH EMPLOYMENT PLAN**

Background

The Safe Neighborhood Parks Propositions of 1992 and 1996 provided \$38 million to Beaches and Harbors to develop or improve facilities, enhance beaches and public access, improve water quality, rehabilitate or restore existing facilities, and improve the safety of beach facilities. The County Board of Supervisors has approved expenditure of \$6,941,000 from these funds for the public access and safety improvements at the Will Rogers State Beach General Improvement project.

The project consists of replacing four restrooms, a concession building, and entry kiosk; refurbishing five parking lots; reconstructing the main entrance at Temescal Canyon Road and a lifeguard substation; and upgrading the lifeguard headquarters, utilities, signage, and landscaping.

Task(s) that may be Performed by At-Risk Youth

No elements of this project were found suitable for segregation from the plans and specifications for separate contracts to be performed by at-risk youth. However, the plans and specifications encourage the contractor to employ at-risk youth on the project. To the extent that the contractor is successful, credit will be taken against Beaches and Harbors' Youth Employment Goal (YEG).

Estimated Cost of Youth Employment

It is expected that the contractor will be able to expend at least half of one percent of the construction contract for value employment of at-risk youth. This results in a minimum estimated expenditure for at-risk youth employment on this project of \$37,612.

Method of Youth Employment

To the extent possible, the contractor will employ at-risk youth to work on the construction of this project.

Youth Employment Goal

The County of Los Angeles Regional Park and Open Space District have set a YEG for Beaches and Harbors of \$2,643,608. Although the Will Rogers State Beach General Improvement project does not provide significant opportunity for at-risk youth employment, the Department is pursuing a number of strategies to meet the YEG. We will continue to encourage contractors to employ at-risk youth on the projects funded by the two Propositions, but can anticipate only modest success. Therefore, we are relying on our own efforts to meet our YEG. Within the facility maintenance element below, we are working on a certification program with the Long Beach Job Corps and are hiring Corps graduates as County employees to work in our beach maintenance operation. We are using the Internal Services Department to build 158 replacement lifeguard towers, with at least three Emancipated Foster Youth receiving on-the-job training in carpentry, painting, and other crafts. We also intend to develop agreements with the Long Beach Job Corps and the California Conservation Corps (and possibly other similar agencies) to perform construction, repair, or maintenance projects that are within their capabilities. To conduct our youth programs, we employ County lifeguards as instructors and many student workers for support. We will make every effort to recruit qualified at-risk youth for these important jobs.

• <u>Prop. A Project Construction</u>	\$ 145,000
• <u>Facility Maintenance</u>	1,750,000
• <u>Youth Program Instructors and Support</u>	<u>750,000</u>

TOTAL ESTIMATED YOUTH EMPLOYMENT	\$ 2,645,000
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These estimates are conservative, as they were calculated using current salary rates without any inflation for future years. Beyond the strategies described above, the Department will continue to explore all feasible means for appropriate employment of at-risk youth. It is expected that over the life of the two Safe Neighborhood Parks Propositions, the Department will meet and hopefully exceed its YEG.